



COUNTY OF CAMPBELL

COMMUNITY DEVELOPMENT

PO Box 100
85 Carden Lane
Rustburg VA 24588

Standards for Telecommunication Antennas and Towers

These standards do not apply to towers up to 50 feet in height or those owned and operated by a federally-licensed amateur radio station operator or used exclusively for receive-only antennas for amateur radio station operation.

Telecommunication Antennas and Towers are allowed in the following zoning districts:

- A-1, Agricultural, with a Special Use permit
- Residential (all zones), with a Special Use permit
- B-GC, Business–General Commercial, with a Special Use permit
- B-HC, Business–Heavy Commercial
- I-G, Industrial–General
- I-H, Industrial–Heavy

Federal Requirements

All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas.

Building codes

The owner of a tower shall ensure that it is both installed and maintained in compliance with standards contained in applicable federal, state, and local building codes and regulations.

Information Required From Applicant

Each applicant requesting a special use permit under this ordinance shall submit (*22 copies of each*):

1. An inventory of the applicant's existing facilities that are within the locality, including specific information about the location, height, and existing use and available capacity of each tower.
2. A scaled plan, a scaled elevation view, and other supporting drawings; calculations and other documentation; signed and sealed by appropriate licensed professionals showing the location and dimensions of all improvements, including information concerning:
 - Topography
 - Setbacks
 - Parking
 - Landscaping
 - Tower height requirements
 - Drives
 - Fencing
 - Adjacent uses
3. Actual photographs of the site and, to the extent possible, those photographs shall include a simulated photographic image of the proposed tower. A photograph with the simulated image shall include the foreground, the midground, and the background of the site.
4. An engineering report, certifying that the proposed tower is compatible for co-location with a minimum of three (3) users, including the primary user.
5. Copies of the applicant's co-location policy.
6. Copies of propagation maps demonstrating that antennas and sites for possible co-locator antennas are no higher in elevation than necessary.

Availability of Suitable Existing Towers or Other Structures

No new tower shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Board of Supervisors that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:

- No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
- Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
- Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
- The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
- The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable.
- Costs exceeding the cost of new tower development are presumed to be unreasonable.
- The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

The placement of an antenna on or in an existing structure such as a building, sign, light pole, water tank, or other free-standing structure or existing tower or pole shall be permitted so long as the addition of said antenna shall not add more than twenty (20) feet in height to said structure or tower and shall not require additional lighting pursuant to FAA or other applicable requirements. Such permitted use also may include the placement of additional buildings or other supporting equipment used in connection with said antenna so long as such building or equipment is placed within the existing structure or property and is necessary for such use.

Setbacks

The following setback requirements shall apply to all towers and antennas:

- The tower must be set back from the nearest load-bearing wall of any off-site residential structure no less than 110% of the tower height.
- Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for primary structures.
- Towers shall be designed to collapse within the lot lines in the case of structural failure.

Fees

All checks should be made payable to the **Treasurer of Campbell County**

1. The fee for the Special Use permit request is \$300. The applicant is responsible for placing the public notice signs on the property at his/her expense.
2. A review fee of \$6,500 is also required at the time of application. Campbell County will bill the applicant for any balance of the review fee based on actual costs incurred. All new antenna/ tower requests are reviewed by a third-party engineering firm under contract with the County.
3. The building permit for towers, antennas, and similar regulated structures is \$75.